

POSTED



JUL 23 2010
2:15 p.m.
TIME
BY *Sherwood*

**REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, July 27, 2010, 6:00 p.m.
Council Chambers, City Hall
630 E. Hopkins Street

Sherwood Bishop, Chair
Bill Taylor, Vice-Chair
Randy Bryan, Commissioner
Bucky Couch, Commissioner
Jude Prather, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner

AGENDA

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**
6. **CUP-10-17.** Hold a public hearing and consider possible action on a request by Joe Flanagan, on behalf of Bar Entertainment, Inc DBA Nephews, for a Conditional Use Permit to allow an amendment for the addition of an exterior seating area to an existing Unrestricted CUP for on-premise consumption of mixed beverages at 100 N Guadalupe St.
7. **PC-10-11(03).** Consider possible action on a request by Byrn & Associates, Inc., agent for Breckenridge Properties and 90 San Marcos Ltd & DRFM Investments for approval of the final plat of Aspen Heights, being 21.31 acres, more or less, in the J.M. Veramendi Survey No. 2, Abstract No. 17, located approximately 600 ft northwest of the 1900 Block of North IH-35.
8. **PVC-10-03.** Hold a public hearing and consider a request by Hermann Vigil, on behalf of Vince Wood and Rob Haug, for a variance to Chapter 7.4.1.2 of the Land Development Code requiring all subdivisions with 75 or more lots to have at least two points of vehicular access for an approximately 235 acre tract out of the T.J. Chambers, E. Burleson, R. Clever, and E. Clark Surveys.

9. Hold a public hearing and consider a request by Carma Paso Robles, LLC for the following:

- a. **PDA-08-03.** A petition for development agreement for the entire site that addresses annexation, utility services, transportation, development standards, parkland and other project amenities accompanied with duties and responsibilities of the Developer, City and Property Owners Association over the term of the Development Agreement.
 - b. **LUA-08-12.** Future Land Use Map Amendment from High Density Residential (HDR), OS (Open Space), I (Industrial) to C (Commercial). The subject area includes 60.3 acres and is located east of Hunter Road and south of Centerpoint Road.
 - c. **PDD-08-05.** Zoning Change from FD (Future Development and UZ (Unzoned) to a PDD (Planned Development District) with the underlying base zoning for the PDD to be Mixed Use and General Commercial. Subject area includes 1338.5 acres, Area 1 located at the terminus of Centerpoint Road and Hunter Road, Area 2 located east of Hunter Road and south of Centerpoint Road.
 - d. **ZC-08-20.** Zoning Change from Future Development (FD)/ Unzoned (UZ) to a base zoning category with the PDD zoning classification of MU (Mixed Use) for 1278.29 acres located at the terminus of Centerpoint Road and Hunter Road.
 - e. **ZC-08-21.** Zoning Change from Future Development (FD)/ Unsowed (UZ) to a base zoning category with the PDD zoning classification of General Commercial (GC) for 60.3 acres located east of Hunter Road and south of Center point Road.
- 10. LUA-10-08.** Hold a public hearing and consider possible action on a request by Vincent Gerard & Assoc. Inc, for a Future Land Use Map Amendment from Low Density Residential (LDR) to High Density Residential (HDR) being approximately 0.360 acres, located at 1028 Chestnut Street.
- 11. ZC-10-11.** Hold a public hearing and consider possible action on a request by Vincent Gerard & Assoc. Inc, for a Zoning Change from SF-6 (Single Family) to Multi-Family (MF-24) being approximately 0.721 acres, located at 1028 Chestnut Street.
- 12.** Hold a public hearing and consider possible action on amending the land use matrix to add a classification for charitable gaming facilities and to define this use in Chapter 8 of the Land Development Code.
- 13.** Hold a public hearing and consider action on amending the Land Development Code to include a provision establishing a new Section 4.2.2.9 entitled San Marcos SmartCode and Transect Zones.
- 14.** Hold a public hearing and consider action on a future land use map amendment for an area generally bounded by Concho Street, Lindsey Street, Moore Street, Comanche Street, Fredericksburg, Hull Street, IH-35, McKee and CM Allen from Mixed Use, Open Space, Industrial, Public and Institutional, Heavy Commercial, Neighborhood Commercial, Commercial, High Density Residential, Medium Density Residential, and Low Density Residential to G4(Growth Area 4),O1(Open Space 1), or O2(Open Space 2).
- 15.** Hold a public hearing and consider action on a zoning change for an area generally bounded by Concho Street, Lindsey Street, Moore Street, Comanche Street, Fredericksburg, Hull Street, IH-35, McKie and CM Allen from GC (General Commercial), MF-18 (Multi-Family), MF-24 (Multi-Family), NC (Neighborhood Commercial), MU (Mixed Use), CC (Community Commercial), OP (Office Professional), CBA (Central Business Area), P (Public and Institutional), TH (Townhomes), SF-6 (Single Family Residential), SF-4.5 (Single Family Residential), HC (Heavy Commercial) to T4 (Transect 4), T5 (Transect 5), or CS (Civic Space).

16. Hold a public hearing and consider an amendment to the Transportation Master Plan to include the extension of Leah Street, the deletion of CR110 and the adoption of the ITE Context Sensitive Solutions Manual to the Thoroughfare Plan.

17. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Planning Report

Commissioners' Report.

18. Consider approval of the minutes from the Regular Meeting on July 13, 2010.

19. Questions from the Press and Public.

20. Adjourn.

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